

LOCATION MAP

Not To Scale

GENERAL NOTES:

- PROPERTY MAP 56, P/O PARCEL 117.01, AND MAP 57, P/O PARCEL 36, 17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- SITE IS ZONED SR (SUBURBAN RESIDENTIAL) WITH PLANNED UNIT DEVELOPMENT OVERLAY
- OWNER: THE GRANDVIEW EIGHT, LLC  
7775 NOLANSVILLE ROAD SUITE 207  
NOLANSVILLE, TENNESSEE 37153  
(615) 776-7375  
DEED BK 5369, PG 13, R.O.W.C. TENN.
- DEVELOPER: REGENT SHERWOOD GREEN DEVELOPMENT, LLC  
6901 LENOX VILLAGE DRIVE, SUITE 107  
NASHVILLE, TENNESSEE 37211  
(615) 333-9000  
CONTACT: DAVID MCGOWAN
- CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES INC.  
618 GRASSMERE PARK DRIVE, SUITE 4  
NASHVILLE, TN 37211  
(615) 331-0809
- EXISTING ZONING: PLANNED UNIT DEVELOPMENT (SR)
- TOTAL NUMBER OF LOTS PROPOSED: 77  
LOTS IN PHASE ONE = 13 LOTS  
LOTS IN PHASE TWO = 16 LOTS  
LOTS IN PHASE THREE = 14 LOTS  
LOTS IN PHASE FOUR = 13 LOTS  
LOTS IN PHASE FIVE = 10 LOTS
- TOTAL SITE CONTAINS 43.7+ ACRES.  
PHASE ONE = 13.96± ACRES  
PHASE TWO = 6.69± ACRES  
PHASE THREE = 6.88± ACRES  
PHASE FOUR = 5.68± ACRES  
PHASE FIVE = 4.43± ACRES
- MINIMUM BUILDING SETBACKS: FRONT = 20' (LOCAL STREET)  
SIDE = 5' MINIMUM (ADJ. TO LOT)  
15' MINIMUM BETWEEN BUILDINGS  
(ADJ. TO R-O-W)  
REAR = 20'
- MAXIMUM DENSITY PERMITTED: 1.8 du/ac
- MINIMUM PERMITTED LOT SIZE: 11,000 SQ. FT.
- SUBJECT PROPERTY IS LOCATED IN ZONES "AC" AND "X" PER F.E.M.A. MAP NO. 4787C0255, EFFECTIVE DATE SEPTEMBER 29, 2006
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL".
- O.S. INDICATES OPEN SPACE.
- ALL LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE PROVIDED BY NOLANSVILLE / COLLEGE GROVE U.D. SEWER SERVICE SHALL BE PROVIDED BY METRO WATER SERVICES.
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
- THIS PLAN WAS PREPARED FROM EXISTING FINAL PLAT, PROPERTY MAPS, AND DEEDS OF RECORD AND SHOULD NOT BE REPRESENTED TO BE A LAND SURVEY.
- CONTOURS w/2 FT. INTERVAL TAKEN FROM U.S.G.S. NATIONAL ELEVATION DATASET AND FIELD RUN SURVEY.
- LOCATION & SIZE OF WATER LINE SUBJECT TO CHANGE BY N.C.G.U.D.
- ALTERNATIVE TECHNIQUES TO CONVENTIONAL STORMWATER DETENTION WILL BE USED TO REPLACE CONVENTIONAL STORMWATER DETENTION FOR THIS DEVELOPMENT. THE TECHNIQUES PROPOSED WILL BE RAIN GARDENS AND BIOSWALES. THESE WILL REPLACE THE STANDARD SUBDIVISION REQUIREMENTS FOR DETENTION.
- STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT. TREES TO BE PLACED IN GRASS STRIP BETWEEN THE CURB AND SIDEWALK.
- LANDSCAPING WILL BE PROVIDED AROUND WATER QUALITY AREAS. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN.
- ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
- OPEN SPACE "A" ALONG ROCKY FORK ROAD SHALL BE LANDSCAPED THE SAME AS A STANDARD "B" BUFFER YARD (SEE LANDSCAPING PLANS).
- MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES FOR ENTIRE DEVELOPMENT SHALL BE 70%.
- FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
- AREA IN R.O.W. PHASE 5 = 0.757 Ac. ±  
INCLUDING 0.077 AC.± ROCKY FORK RD. ROW DEDICATION
- L.F. ROADWAY PHASE 5 = 586.11
- THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.

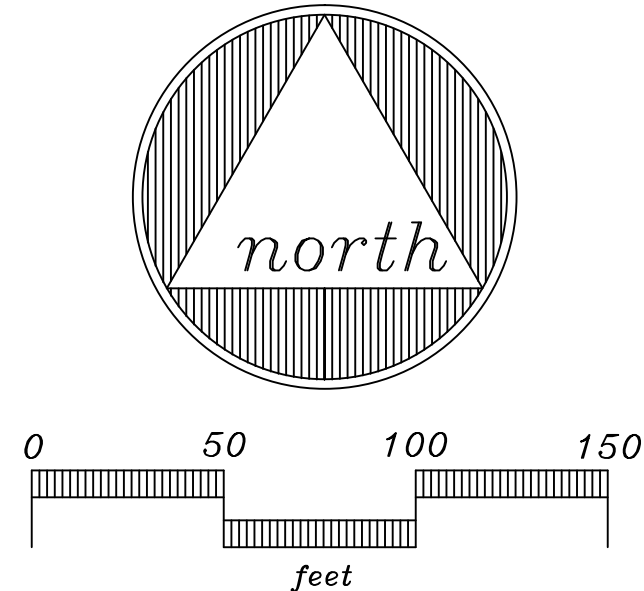
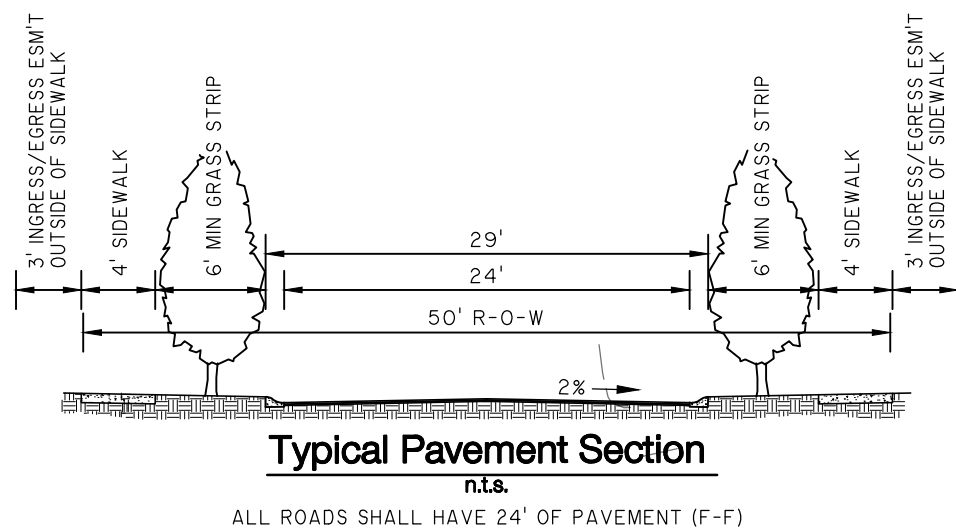
Bulk Data Table

PHASE NUMBER	5
NUMBER OF LOTS	10
GROSS DENSITY PERMITTED	1.8 du/ac
GROSS AREA REQUIRED FOR PHASE 5	5.556 Ac.±
GROSS AREA PROVIDED - PHASE 5	4.430 Ac.±
GROSS AREA FROM PREVIOUS PHASES	2.100 Ac.±
GROSS AREA RESERVED FOR FUTURE PHASES **	0.984 Ac.±
TOTAL OPEN SPACE PROVIDED - PHASE 5	1.082 Ac.±
COMMON OPEN SPACE PROVIDED - PHASE 5	1.082 Ac.±
COMMON OPEN SPACE FROM PREVIOUS PHASES	0.774 Ac.±
COMMON OPEN SPACE REQUIRED - PHASE 5 (30%)	1.667 Ac.±
COMMON OPEN SPACE RESERVED FOR FUTURE PHASES **	0.189 Ac.±

\*\* EXCESS AREAS TO BE USED IN FUTURE PHASES

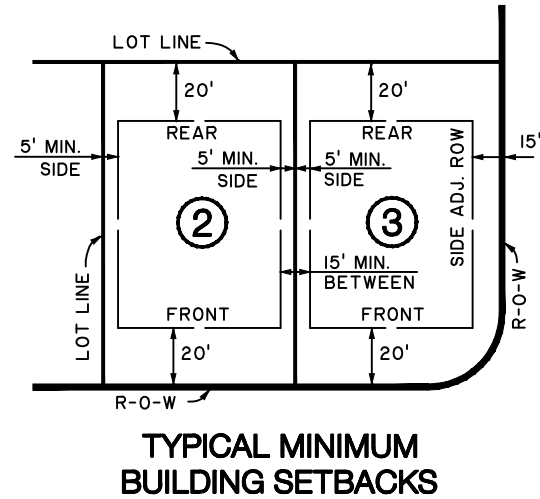
Curve Data

CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C2	090°00'00"	25.00'	39.27'	25.00'	35.36'	N39°17'13"W
C3	090°00'00"	25.00'	39.27'	25.00'	35.36'	S50°42'47"W



Lot Data

Lot No.	Sq. Ft.	Acres
1	11,002	0.253
2	11,002	0.253
3	11,003	0.253
64	11,589	0.266
65	11,011	0.253
66	11,525	0.265
74	11,011	0.253
75	11,043	0.254
76	11,443	0.256
77	12,522	0.287



FINAL PUD PLAT & PRELIMINARY PLAN

Regent Sherwood Green Development LLC  
DEVELOPER  
Anderson, Delk, Epps & Associates Inc.  
ENGINEERING/PLANNING/SURVEYING



Sherwood Green Estates

Nolensville, Tennessee

PHASE 5

FINAL PUD PLAN & PRELIMINARY PLAT

DATE: 11 - 10 - 15

JOB No. 09 - 106

SHEET 1 OF 1